

NO TRANSFER  
TAX PAIDWARRANTY DEED  
009112**Know all Persons by These Presents,**

**That** Charles T. Ferris and James E. Dusch being tenants in common, in consideration of One Dollar and other valuable consideration, paid by CTF/JED Real Estate, LLC, a limited liability company, whose mailing address is 18 Silver Street, Waterville, Maine 04901, the receipt whereof which is hereby acknowledged, do hereby *give, grant, bargain, sell and convey* unto the said CTF/JED Real Estate, LLC, its heirs and assigns forever, the following premises, to wit:

Two certain lots or parcels of land with buildings thereon, situation in the City of Waterville, County of Kennebec, and State of Maine, and known as #88 and #90n Front Street, and more particularly described as follows, to wit:

**PARCEL I:** Bounded on the north by land, now or formerly, of one Mayo; and on the east by Front Street; on the south by land, now or formerly, of Joseph John and one Jewett or Jewell; and on the west by land, now or formerly, of Fred King and Hattie E. Watson.

**PARCEL II:** Beginning on the westerly line of Front Street at the northeast corner of land, now or formerly, of Mrs. Timothy Wentworth; thence, westerly along the northerly line of said Wentworth, ten (10) rods to land, now or formerly, of William T. Haines; thence, northerly on the easterly line of Haines about fifty-two (52) feet six (6) inches to land, now or formerly, of George F. Healy; thence, easterly along the southerly line of said Healy ten (10) rods to Front Street; thence, southerly on the west line of Front Street forty-five (45) feet six (6) inches to the point of beginning.

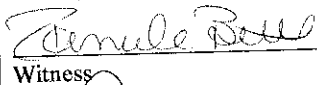
**BEING** the same premises described in a Mortgage Deed from Charles T. Ferris and James E. Dusch to Samuel Pachowsky and Minna Pachowsky dated September 24, 1997, and recorded in the Kennebec County Registry of Deeds in Book 5612, Page 105.

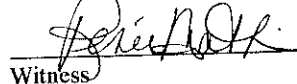
**TO HAVE AND TO HOLD** the afore granted and bargained premises with all the privileges and appurtenances thereof to the said CTF/JED Real Estate, LLC, its heirs and assigns, to it and its use and behoof forever.

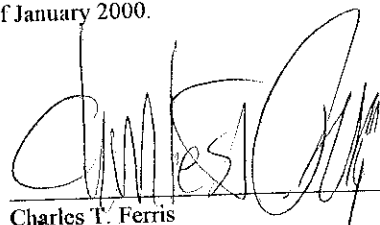

**AND WE DO COVENANT** with the said Grantee, its heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, **EXCEPT AS AFORESAID**; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **WARRANT AND DEFEND** the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, we, the said Charles T. Ferris and James E. Dusch have hereunto set our hands and seals this 23<sup>rd</sup> day of January 2000.

*Signed, Sealed, and Delivered  
in the presence of:*

  
Witness

  
Witness

  
Charles T. Ferris  
  
James E. Dusch

48-353

48-353

STATE OF MAINE  
Kennebec, ss.

Personally appeared the above-named, **Charles T. Ferris and James E. Dusch**,  
and acknowledged that the foregoing instrument was their free act and deed.

Before me,

Kathleen Ackley  
Notary Public

KATHLEEN ACKLEY  
Notary Public, Maine  
My Commission Expires February 4, 2004



CHARLES T. FERRIS  
ATTORNEY AT LAW  
18 SILVER STREET  
WATERVILLE, MAINE  
04901

RECEIVED KENNEBEC SS.

2001 APR 17 AM 9:00

ATTEST: Norma Ruth Jones  
REGISTER OF DEEDS